MINOR SUBDIVISION SKETCH PLAT APPLICATION

PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.
See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	Robert Carl Reynolds				
ADDRESS	4131 Reynolds Rd.				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	[redacted]	EMAIL	NONE		
OWNER	Robert Carl Reynolds				
ADDRESS	4131 Reynolds Rd.				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	[redacted]	EMAIL	NONE		
PRIMARY CONTACT: ☐ APPLICANT ☐ OWNER ☒ OTHER, PLEASE SPECIFY BELOW					
NAME	Charles Oliver Wolff, Esq.				
PHONE	[redacted]	EMAIL	[redacted]		

PROJECT SITE INFORMATION	
ADDRESS	4131 Reynolds Rd, Trumanasburg, NY 14886
PARCEL NO(S)	24.-4-10.1

PROJECT INFORMATION	
PROJECT NAME	Lands To Be Conveyed By Robert Carl Reynolds
PROJECT DESCRIPTION	Tillable agricultural lands to be conveyed to Bergen Farms Realty, LLC by Robert Carl Reynolds, owner.
VALUATION	$60,000.00

Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.

SIGNATURE	Robert Carl Reynolds	DATE	7-16-25
PRINT NAME	Robert Carl Reynolds		
CITY, STATE	Trumansburg, NY		

PER G.N.S.S. OBSERVATIONS

LEGEND

△ –COMPUTED POINT
● –PIN SET WITH CAP
▣ –IRON PIN FOUND
⊠ –IRON PIPE FOUND
⊙ –UTILITY POLE
–FENCE & HEDGE
* –PROPOSED NEW DIVISION LINE
▲ –CONCRETE MONUMENT FOUND

TITLE INFORMATION

ROBERT CARL REYNOLDS
P/O DEED BOOK 657, PAGE 614
P/O TAX MAP No. 24–4–10.1

NOTES:
1.)THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
2.)LIDAR NOTE: EXISTING LIDAR INFORMATION IS BASED ON MAPPING PROVIDED BY THE TOMPKINS COUNTY GIS DIVISION. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND OMISSIONS MAY EXIST AND TO HOLD THE COUNTY AND T.G. MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN INAPPROPRIATE USE OF THIS MAP.

MAP REFERENCES:
1.)"SURVEY FOR ELSIE REYNOLDS..." DATED 5/24/1988 REVISED 7/31/1989 BY GEORGE SCHLECHT.
2.)"SURVEY MAP SHDWING LANDS OF KEITH C. STEVENSON..." DATED 8/28/2015 BY T.G. MILLER P.C.
3.)"SURVEY MAP SHOWING PROPOSED PARCEL TO BE CONVEYED BY STANLEY R. KOSKINEN..." DATED 6/20/2000 BY T.G. MILLER P.C.

REYNOLDS ROAD
(ASSUMED 3 ROD RIGHT OF WAY=49.5')
(24.75' EACH SIDE OF PRESENT CENTERLINE ROAD)

N 87°20'04" E 680.01'
PRESENT CENTERLINE
R/W
"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"
MEASURE 1447.3'± ALONG ℄ TO ℄ INT. OF HALSEYVILLE ROAD
193.10'
ENTR.
SOUTHERLY END OF CULVERT
HOUSE No. 4131
RAMP
GRAVEL DRIVE
GARAGE
SILO
GARAGE
"CULTIVATED FIELD"
"CULTIVATED FIELD"
PARCEL TO BE CONVEYED
(VACANT LAND)
AREA=12.10 ACRES TO ROAD R/W
APPROX. ℄ OF DITCH
*S 02°07'56" E 820.08' TOTAL
795.81' (P TO P)
APPROX. LOCATION OF GAS PIPELINE SEE 259/1 & 259/258 & 259/262
TREE LINE
N.Y.S.E.&G. EASEMENT SEE 304/13
"WOODS & BRUSH"
DAVID & SUZANNE REYNOLDS (R.O.)
653/423
TAX MAP No. 24–3–12
N 02°25'03" W 819.73' TOTAL
PRESENT CENTERLINE
65.12' (P TO P)
*S 87°21'44" W 675.93'
HAMULA (R.O.)
880/305
TAX MAP No. 24–4–9.111
238.88' (P TO P)
REMAINING LANDS OF REYNOLDS
AREA=9.18+– ACRES TO ROAD R/W
POND
SHED
POND
SKEVAL (R.O.)
2015–14745
TAX MAP No. 24–4–11.3
MORACCO (R.O.)
2016–06013
TAX MAP No. 24–4–11.7
SWANHART/CONNELL (R.O.)
692/313
TAX MAP No. 24–4–11.5
BERGEN FARMS REALTY LLC (R.O.)
2018–01755
TAX MAP No. 24–4–11.7
BERGEN FARMS REALTY LLC (R.O.)
2018–01755
TAX MAP No. 24–1–7

1110' 1112' 1114' 1116' 1118' 1120' 1122' 1124' 1126' 1128' 1130' 1134'

APPROVAL: MINOR SUBDIVISION NO. _____

THE TOWN OF ULYSSES HEREBY DETERMINES THAT THIS MINOR SUBDIVISION CONFORMS TO CONSOLIDATED LAWS OF NEW YORK 62.16.276–277 AND THE ZONING CODE OF THE TOWN OF ULYSSES AND IS HEREBY APPROVED.

NOTE: THE TOWN OF ULYSSES DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.
EXAMINED AND APPROVED THIS _____ DAY OF ___, 20____

_____
PLANNING BOARD CHAIR, TOWN OF ULYSSES

WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

CERTIFICATION

I hereby certify to ROBERT CARL REYNOLDS, BERGEN FARMS REALTY, LLC that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: Lee Dresser DATED: 3/28/2025

T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607–272–6477

TITLE: **MINOR SUBDIVISION MAP**
SHOWING PORTION OF LANDS OF
ROBERT CARL REYNOLDS
LOCATED ON REYNOLDS ROAD
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 3/28/2025
S25250
SCALE: 1"=80'

REVISED

STATE OF NEW YORK
LEE DRESSER
050096
LICENSED LAND SURVEYOR

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Lands To Be Conveyed By Robert Carl Reynolds

Name of Action or Project:

4131 Reynolds Rd., Trumansburg, NY 14886

Project Location (describe, and attach a location map):

Tillable agricultural land to be conveyed to Bergen Farms Realty LLC by Robert Carl Reynolds.

Brief Description of Proposed Action:

Minor subdivision to separate approximately 12.10 acres from an approximate total of 30.1 acres by owner for sale; tax map number 24.-4-10.1, 4131 Reynolds Rd., Trumansburg, NY.

Name of Applicant or Sponsor:	Telephone: (607)387-3643
Robert Carl Reynolds	E-Mail: NONE

Address:

4131 Reynolds Rd.

City/PO:	State:	Zip Code:
Trumansburg	NY	14886

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 30.1 acres
   b. Total acreage to be physically disturbed? 12.1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30.1 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)

☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: Intended use is for agricultural purposes, not for residential use; no potable wate required.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: Intended use is for agricultural purposes only	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☑ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Robert Carl Reynolds Date: 07/16/2025

Signature: Robert Carl Reynolds Title: Owner

PRINT FORM

AGRICULTURAL DATA STATEMENT

PLANNING AND ZONING DEPARTMENT

Certain lands in the Town of Ulysses lie in an area that has been designated as an Agricultural District. Section 283-a of the New York State Town Law requires any application for a Special Permit, Site Plan, Use Variance or Subdivision on property within such a District containing a farm operation or on property with boundaries within five hundred (500) feet of a farm operation located in such a District to include an Agricultural Data Statement.

"Farming operations" are defined by Section 301, Article 25AA of the New York State Agriculture and Markets Law as "... the land used in agricultural production, farm buildings, equipment and farm residential buildings."

A. Name of Applicant: Robert Carl Reynolds

B. Address: 4131 Reynolds Rd.

C. Description of Project

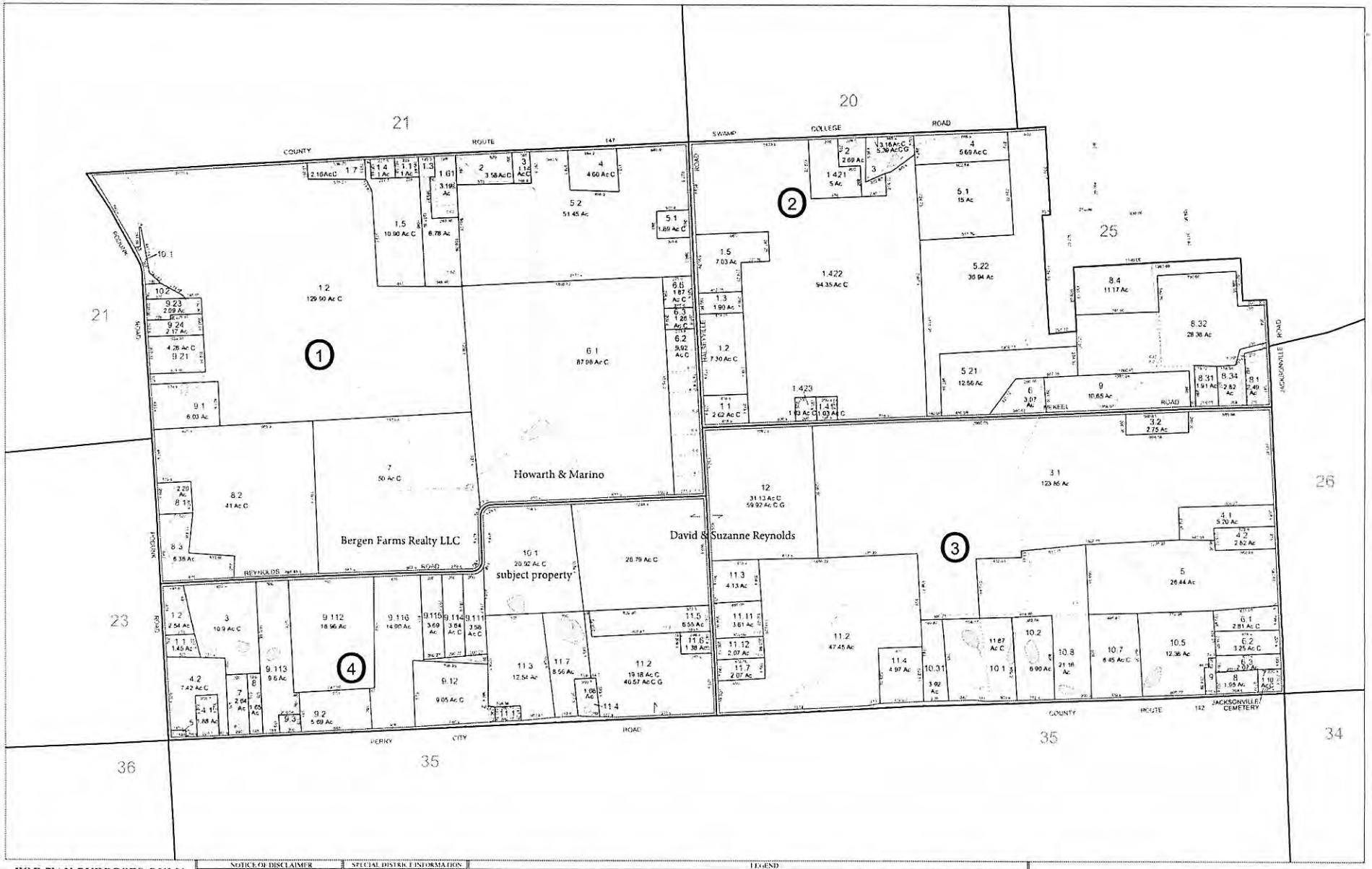
Minor subdivision of approximately 12.10 acres form a parcel total of approximately 30.1 acres for sale to Bergen Farms Realty LLC for agricultural use.

D. Location of Proposed Project (tax map number): 24.-4-10.1

E. Names and address of owners of land within the Agricultural District containing Farm Operations and located within five hundred (500) feet of the project property.

	Name	Address	Tax Map #
1.	Howarth, R & Marino, R	4124 Reynolds Rd	24.-1-6.1
2.	Reynolds, D. & S.	3445 Mekeel Rd.,	24.-3-12
3.	Bergen Farms Realty	4060 Bergen Rd., Odessa	24.-1-7
4.			
5.			

F. Attach a tax map showing the site of the proposed project relative to the location of the Farm Operations identified above.



FOR TAX PURPOSES ONLY

NOT TO BE USED FOR CONVEYANCE

NOTICE OF DISCLAIMER

SPECIAL DISTRICT INFORMATION

Special Districts

LEGEND

- Building Footprint (1991-2025)
- Curb/Pavement Line
- Railroad
- Hydrography
- Leased Suffix Account
- Municipality
- Military Tract/Watkins & Flint Lot Number
- Parcel Connector
- Property Line
- Former Property Line
- Current Year Changes
- Block Limit
- External Tax Map
- Block Number
- 43.1 Parcel Lot Number
- Previous Lot Number
- Subdivision Lot Number
- Deed/Survey Acreage
- 2.11 Ac C Computed Acreage
- 18.52 Ac G Grouped (Total) Acreage
- Scaled (Calculated) Acreage
- Deed Dimension

TOWN OF ULYSSES

TOMPKINS COUNTY, NY

North

200 0 200 400 Feet

MAP: 24

SCALE: 1" = 400'

MAP REVISED: APRIL 2025

MAP PRINTED: APRIL 2025

LIBER 657 PAGE 614

7055

WARRANTY DEED OF CONVEYANCE

THIS INDENTURE, made this 13th day of September, Nineteen Hundred and Ninety, between ELSIE M. REYNOLDS, residing at 4131 Reynolds Road, Trumansburg, New York, party of the first part, and ROBERT CARL REYNOLDS, residing 4131 Reynolds Road, Trumansburg, New York, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE and 00/00 DOLLAR ($1.00) lawful money of the United States of America, and other good and valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, her survivor, heirs, distributees, successors, and assigns forever,

ALL THAT TRACT OR PARCEL(S) OF LAND with the buildings and improvements thereon erected and more particularly bounded and described as set forth in Schedule "A" attached hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his survivors, heirs, distributees, successors, and assigns forever.

AND said party of the first part covenants as follows:

FIRST, that, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

See misc. Records in BK. 35 pg. 497

RECEIVED
$ -0-
REAL ESTATE
413 SEP 14 1990
TRANSFER TAX
TOMPKINS
COUNTY

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being part of Military Lot 20, and being more particularly bounded and described as follows:

BEGINNING at a point on the centerline of Reynolds Road located North 84 degrees 13 minutes 00 West a distance of 1252.38 feet from the intersections of the centerlines of Reynolds Road and Halseyville Road; thence South 02 degrees 20 minutes 00 seconds West a distance of 1060.51 feet to a set pin, passing through the south end of a culvert and partly along and intersecting with a creek, this course being a boundary with premises being conveyed to David and Suzanne Reynolds; thence North 84 degrees 13 minutes 00 seconds West a distance of 943.45 feet to a pipe, being along a northern boundary with Pine Ridge Farm, Inc. (Liber 567 of Deeds at Page 1156); thence North 06 degrees 08 minutes 56 seconds East, a distance of 404.03 feet running along a hedge and stone row, being the west line of premises now or formerly of Koskinen (Liber 590 of Deeds at Page 111), to a concrete monument, and continuing along this same course for a total of 1058.61 feet, in part just easterly of the centerline of Reynolds Road until it turns easterly to a point; thence South 84 degrees 13 minutes 00 seconds East joining the centerline of Reynolds Road a distance of 872.88 feet to the point or place of beginning, being twenty two (22.00) acres more or less.

SUBJECT TO the following insofar as they may affect the described premises:

1. A single right-of-way to Socony Vacuum Oil Company, Incorporated by instrument granted by multiple instruments as follows:

a. From Adelaide Reynolds dated January 27, 1941, recorded February 13, 1941, in the Tompkins County Clerk's Office in Liber 259 of Deeds at Page 11.

b. From by Lida Reynolds, James Reynolds, Frank M. Reynolds, Adelaide E. Reynolds, as natural guardian, Doris Grove, John O. Reynolds and Carl B. Reynolds by instrument dated May 1, 1941, recorded May 16, 1941, in the Tompkins County Clerk's Office in Liber 259 of Deeds at Page 258.

c. From Charles R. Reynolds by instrument dated May 2, 1941, recorded May 16, 1941, in the Tompkins County Clerk's Office in Liber 259 of Deeds at Page 259.

d. A right-of-way granted by Ruth Bonner to by instrument dated May 5, 1941, recorded May 22, 1941, in the

Tompkins County Clerk's Office in Liber 259 of Deeds at Page 262.

The said right of way (granted by the above enumerated instruments) was subsequently assigned by Socony Vacuum Oil Company Inc. to Magnolia Pipe Line Co., recorded January 26, 1960 in the Tompkins County Clerk's Office in Liber 425 of Deeds at Page 44.

2. An Easement granted by New York State Electric & Gas Corporation by instrument dated October 1, 1947, recorded October 25, 1947, in the Tompkins County Clerk's Office in Liber 304 of Deeds at Page 13.

3. An Oil and Gas Lease granted by Elsie M. Reynolds to Royal Corporation by instrument dated April 30, 1987, recorded May 4, 1987, in the Tompkins County Clerk's Office in Liber 625 of Deeds at Page 1140, said Lease having been assigned to Columbia Natural Resources, Inc., by instrument dated July 28, 1987 and recorded in the Office of the Tompkins County Clerk on October 29, 1987 in Liber 631 of Deeds at Page 451.

4. The rights of the public in and to that portion of the premises which lie within the bounds of the public highways.

The above premises are described in accordance with a survey map entitled "SURVEY FOR ELSIE REYNOLDS, TOWN OF ULYSSES, COUNTY OF TOMPKINS, STATE OF NEW YORK" dated 5/24/88 and amended 7/31/89, by George Schlecht, a copy of which was filed in said Clerk's Office on March 26, 1990 in Drawer O at Page 69.

Being part of the same premises conveyed to Carl B. Reynolds by deed dated December 28, 1943, and recorded in the Tompkins County Clerk's Office on March 14, 1944 in Liber 270 of Deeds at Page 204, with confirmatory conveyance to Carl B. Reynolds by further deed dated April 6, 1951, and recorded in the Tompkins County Clerk's Office on May 31, 1951 in Liber 341 of Deeds at Page 288. The said Carl B. Reynolds died testate on June 17, 1979 a resident of Tompkins County and by Last Will and Testament probated in Tompkins County July 25, 1979 (see Liber 19 of Wills page 105) devised the entire farm premises consisting reputedly of 80 acres to his widow, the grantor herein.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF

Elsie M. Reynolds L.S.
Elsie M. Reynolds

STATE OF NEW YORK)
) ss:
COUNTY OF TOMPKINS)

On this 13th day of September, 1990, before me personally appeared Elsie M. Reynolds, to me known and known to me to be the same individual described in and who executed the foregoing instrument, and she duly acknowledged to me that she executed the same.

Daniel A Pozner
Notary Public

DANIEL A. POZNER
Notary Public, State of New York
Tompkins County N.Y. No. 4601754
Commission Expires 7/31, 1992

Tompkins County, ss. 14th Day of Sept. 1990.
Recorded on the 14th Day of Sept. of Deeds
1:01 o'clock P.M., in Liber 657 of Deeds
at page 614 and examined. Rachael A. Preece
Clerk